

AGENDA REQUEST
BUSINESS OF THE PLANNING AND ZONING COMMISSION
CITY OF SUGAR LAND, TEXAS

AGENDA OF: 03/24/05 DEPT OF ORIGIN: DEVELOPMENT SVCS. REQ. NO. VI A
DATE SUBMITTED: 03/17/05

ORIGINATOR: TYLER SORRELLS, PLANNER

SUBJECT: LAKE POINTE SECTION TWO – FINAL REPLAT

PROCEEDING: CONSIDERATION AND ACTION

EXHIBITS: APPROVED GENERAL PLAN; APPROVED PRELIMINARY REPLAT
PROPOSED FINAL REPLAT

APPROVED FOR SUBMITTAL:

DOUGLAS P. SCHOMBURG, AICP, ASSISTANT CITY PLANNER *D.P.S.*

SABINE A. SOMERS-KUENZEL, AICP, CITY PLANNER *AK*

EXECUTIVE SUMMARY:

Mr. Chad Hablinski, P.E., of Costello, Inc., on behalf of Mr. Don Janssen, of Lake Pointe Town Center, Ltd., requests the consideration and approval of the Lake Pointe Section Two Final Replat. This replat consists of eight restricted reserves and twenty lots located within the Lake Pointe Planned Development (PD) District in the City Sugar Land, totaling 2.26 acres. The Lake Pointe Planned Development (PD) District was approved under Ordinance No. 1477 on January 4, 2005. This replat will subdivide the property previously platted under the Fluor Central Development Tract Two, and replatted under Lake Pointe Tract Two as approved in December of 2004. Section Two will create residential brownstone-style townhome lots and one reserve for the first of four planned condominium sites.

The Planning and Zoning Commission approved the Lake Pointe Section Two Preliminary Replat on December 14, 2004 with the following contingencies:

- Council approval of the PD Ordinance
- Recordation of the Lake Pointe Tract Two Final Replat
- Dedication of the trail system to meet parkland dedication requirements
- Completion of survey bearings for the lots and acreage table for accuracy

All contingencies as listed have been satisfied as follows:

- **The City Council approved Ordinance No. 1477 on January 4, 200, rezoning the property contained within this plat to Planned Development (PD) District under the Lake Pointe PD. That approval set forth detailed criteria and a Final Development Plan for the layout of plats in the district boundary.**
- **Lake Pointe Tract Two Final Replat was recorded in December of 2004**
- **A Trail system in compliance with the approved General Plan and Development Agreement has been dedicated on Lake Pointe Tract Two, will be dedicated on Lake Pointe Center Commercial Reserve “G” Replat, and a Trail Reserve is in the process of being dedicated around the LifeTime Fitness property by separate instrument**
- **Survey information and acreage has been corrected**

The Development Review Committee has reviewed the plat and determined that it conforms to the approved Lake Pointe General Plan, Development Code, Subdivision Regulations, Comprehensive Plan and related Master Plans, the Development Agreement, and the Lake Pointe Planned Development (PD) District. As with all development within the City of Sugar Land, infrastructure construction plans shall be approved prior to the construction of improvements. Since the proposed development consists of townhomes and condominiums, a formal site plan package will be required to be submitted to the Development Services Department for review and approval by the Development Review Committee prior to any building permit approvals.

RECOMMENDED ACTION

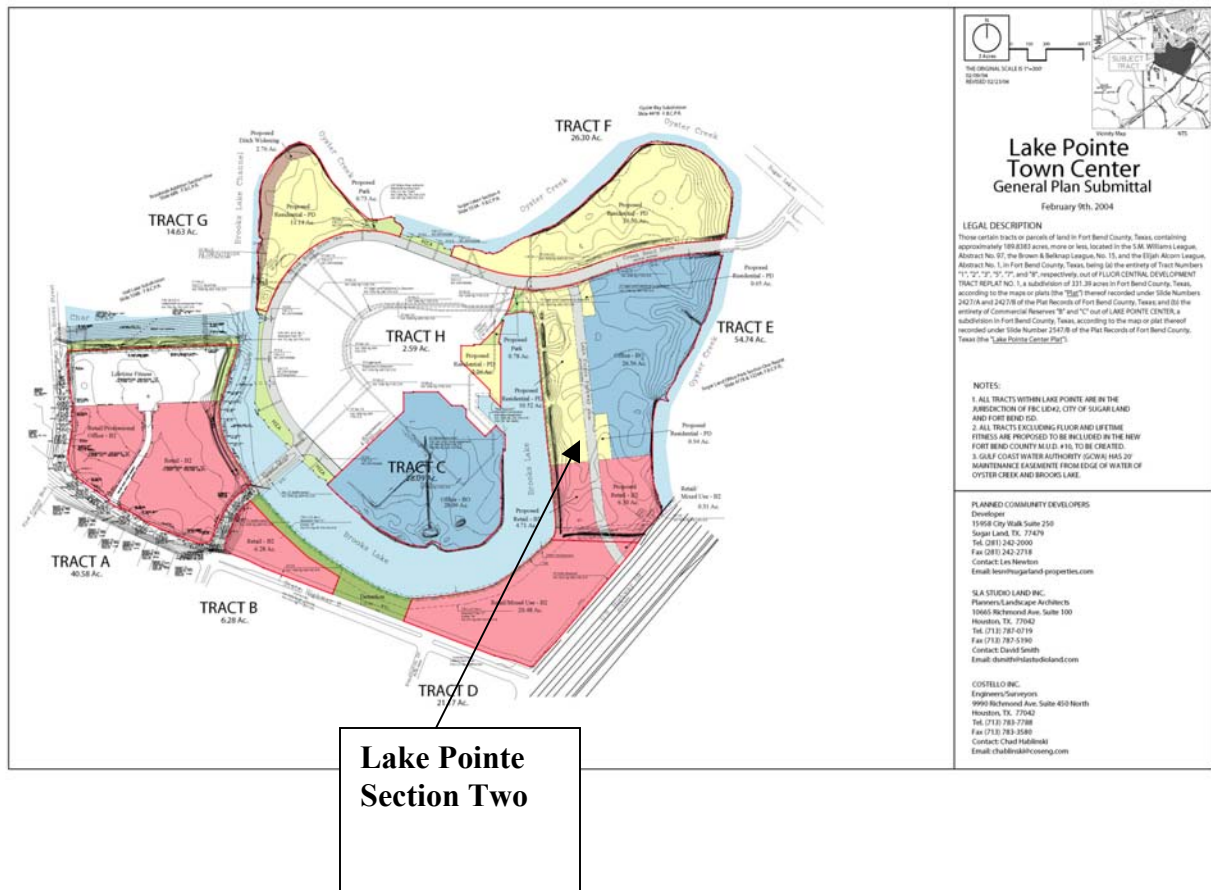
The Development Services Department in conjunction with the Development Review Committee, recommends approval of Lake Pointe Section Two Final Replat.

**Cc: Chad Hablinski, P.E., Costello, Inc.
Bob Mata, Costello, Inc.
Don Janssen, PCD**

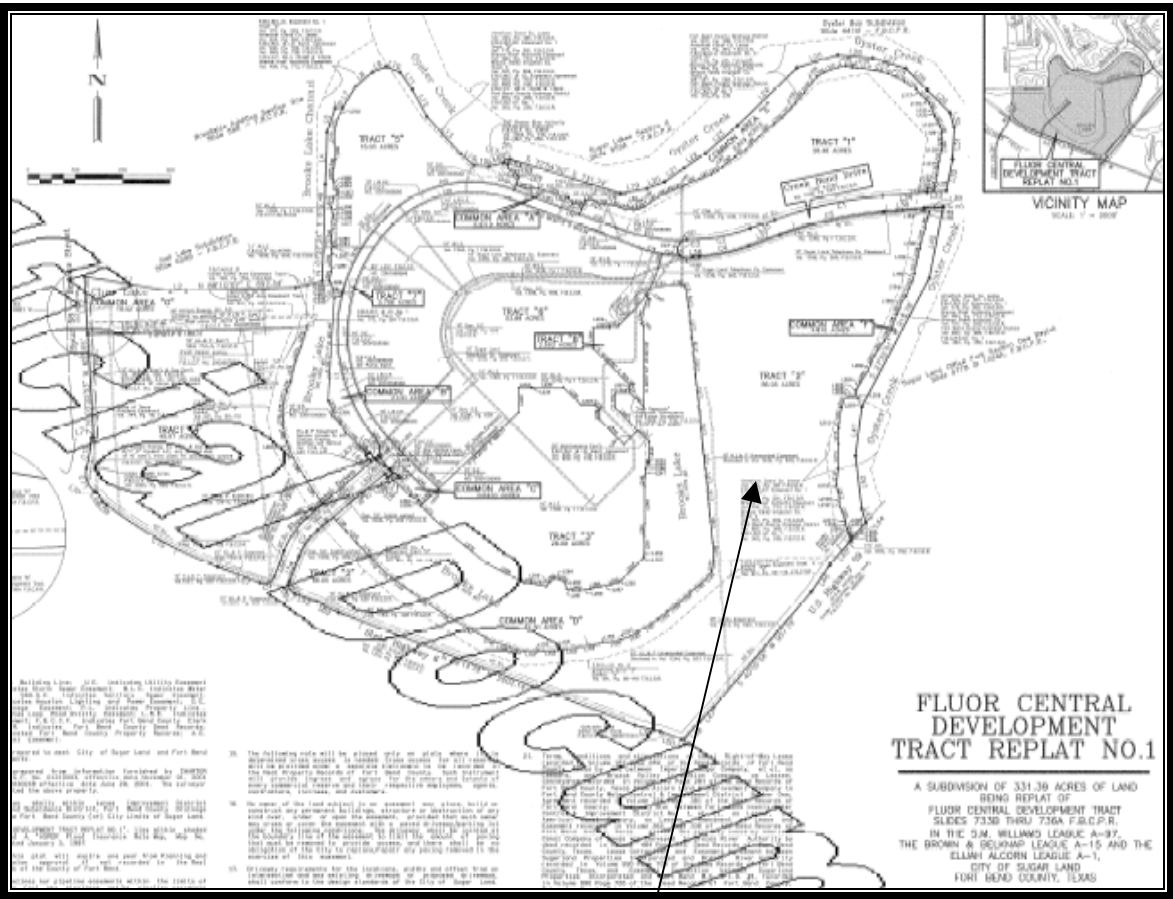
**chablinski@coseng.com
bmata@coseng.com
donj@pcdltd.com**

File No. P0003363

Copy of Approved General Plan: (March 8, 2004)



Excerpt from Original Recorded Plat:



Lake Pointe Section Two
(Out of Tract Two)

**Lake Pointe
Parkway**

